

160.0

0003

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,211,900 / 1,211,900
USE VALUE: 1,211,900 / 1,211,900
ASSESSED: 1,211,900 / 1,211,900
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GREEN MARIE	
Owner 2:	
Owner 3:	

Street 1: 102 FLORENCE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BOSCH TALYA/MARY ELLEN -	
Owner 2: -	
Street 1: 102 FLORENCE AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .242 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Clapboard Exterior and 3294 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10534		Sq. Ft.	Site		0	70.	0.70	8									515,215						515,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10534.000	696,500	200	515,200	1,211,900		106940
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

PREVIOUS ASSESSMENT								Parcel ID	160.0-0003-0022.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	696,500	200	10,534.	515,200	1,211,900		Year end	12/23/2021
2021	101	FV	675,300	200	10,534.	515,200	1,190,700		Year End Roll	12/10/2020
2020	101	FV	675,200	200	10,534.	515,200	1,190,600	1,190,600	Year End Roll	12/18/2019
2019	101	FV	462,800	300	10,534.	515,200	978,300	978,300	Year End Roll	1/3/2019
2018	101	FV	510,500	0	10,534.	456,300	966,800	966,800	Year End Roll	12/20/2017
2017	101	FV	510,500	0	10,534.	382,700	893,200	893,200	Year End Roll	1/3/2017
2016	101	FV	510,500	0	10,534.	382,700	893,200	893,200	Year End	1/4/2016
2015	101	FV	474,200	0	10,534.	331,200	805,400	805,400	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BOSCH TALYA/MAR	71365-63	1	7/24/2018		1,275,000	No	No				
EWART THOMAS &	49650-525		6/22/2007		730,000	No	No				
	12956-233		4/5/1976		35,000	No	No	N			

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/17/2021	1440	Add Bath	53,000	O					7/21/2018	Meas/Inspect	HS	Hanne S											
6/28/2019	976	New Wind	9,008	C					12/3/2008	MLS	MM	Mary M											
9/20/2018	1368	Redo Bat	13,900	C					10/24/2008	Meas/Inspect	189	PATRIOT											
3/9/2016	251	Redo Kit	7,500						8/8/2007	MLS	HC	Helen Chinal											
3/17/2008	245	Dormers	110,390	C		G10	GR FY10	stairs 2nd flr to	7/13/1993		TH												
2/10/2003	88	New Wind	3,038																				

 Sign: VERIFICATION OF VISIT NOT DATA

